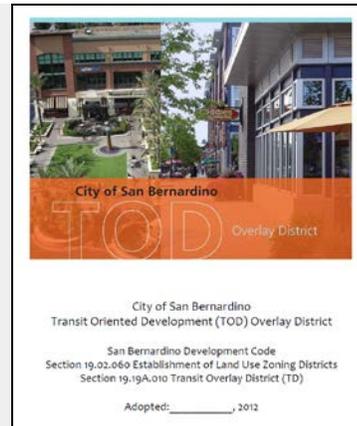




Transit-Oriented Development Overlay District

City of San Bernardino

Community-Based Transportation Planning
FY 09-10 Grant Cycle
District 8
Grant Award Amount: \$250,000



Project Summary:

The grant creates a transit-oriented development (TOD) overlay district at mass transit stations in the City of San Bernardino. A transit overlay district (TD) will boost economic development in distressed areas, while creating a more livable, healthy, and safe community by enhancing transit options, encouraging mixed-use development, and improving the pedestrian environment. The grant has resulted in a document which will be incorporated into the City's Development Code, codifying the principles and objectives of the TOD guidelines.

Community Outreach

- Held four community charrettes that were strategically located to cover more than one transit station.
- The charrettes covered a range of topics to help determine the final TOD recommendations.
- The charrettes also provided an opportunity for review and comment on the draft standards and guidelines from the Overlay Zones.
- All information provided was made available in both English and Spanish.

Project Outcome

- The TD establishes standards and regulations beyond those required by the underlying base zones.
- The intent of the TD is to allow and encourage an appropriate mix of intensity of land uses in a compact pattern around transit stations.
- The TD and its regulations will implement the City's General Plan policies by promoting transit-oriented development.

Successes & Next Steps

- The next step is to propose an amendment to the Development Code and General Plan Maps (specifically the General Plan Land Use Map) to establish new standards and design guidelines around future transit stations.
- However, in order to amend the General Plan, the City has worked to comply with the statutory requirements of SB 18: Consultation with Local Native American tribes.
- The City Council passed the amendments in January 2012.
- It is anticipated that the Mayor and Common Council will adopt the General Plan and Development Code Amendments in May 2012.